

Unit 1, Stirling Court, Private Road No. 5, Colwick Industrial Estate, Nottingham, NG4 2JU

£19,900 Per Annum

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- New Industrial Unit
- Completed with Immediate Possession Available
- Close to A612 Colwick Loop Road
- High Bay LED Lighting
- Kitchen and WC Facilities
- Total Floor Area 2373 sq.ft
- Gated Secure Yard
- Junction 26 M1 (8.6 miles)
- Three Phase Electricity

Stirling Court is a recent new build development comprising a scheme of industrial units within a gated and secure yard and allocated parking. The property is available on a new lease with immediate vacant possession. The property is situated close to the A612 Colwick Loop Road and M1 Junction 26 is within 8.6 miles.

Constructed to a high specification the building incorporates a sliding concertina shutter door, high level window openings providing natural light, efficient LED lighting, three phase electricity, kitchen and WC facilities. There is allocated frontage parking.

The unit provides a mezzanine floor and eaves height 6.4m to 7.45 m approximately.

A new lease is available, term of years to be agreed. Rent £19,900 per annum plus VAT.

The property is constructed with brick elevations, profile roof and brick cladding to a height of approximately 2.5 metre and high level windows. The property provides the following accommodation:

WORKSHOP/WAREHOUSE
49'9 x 37'3 (15.16m x 11.35m)
Three windows in the front elevation, manual sliding concertina shutter door.

MEZZANINE
37'2" x 13'10" (11.35 x 4.24)
With steel steps providing access. The mezzanine is designed for storage only within the building regulations.

WC
With disabled facility, low suite WC, basin and hot water geyser.

SEPARATE KITCHEN
Sink unit.

There is emergency lighting.

The yard area is tarmacadamed surface.

AGENTS NOTE
The quoted price includes the mezzanine. Workshop 1855 sq.ft, Mezzanine 518 sq.ft

RATEABLE VALUE
The rateable value for the property for 2026/2027 is £15,500.

SERVICES
Mains water, electricity, and drainage are all connected to the property.

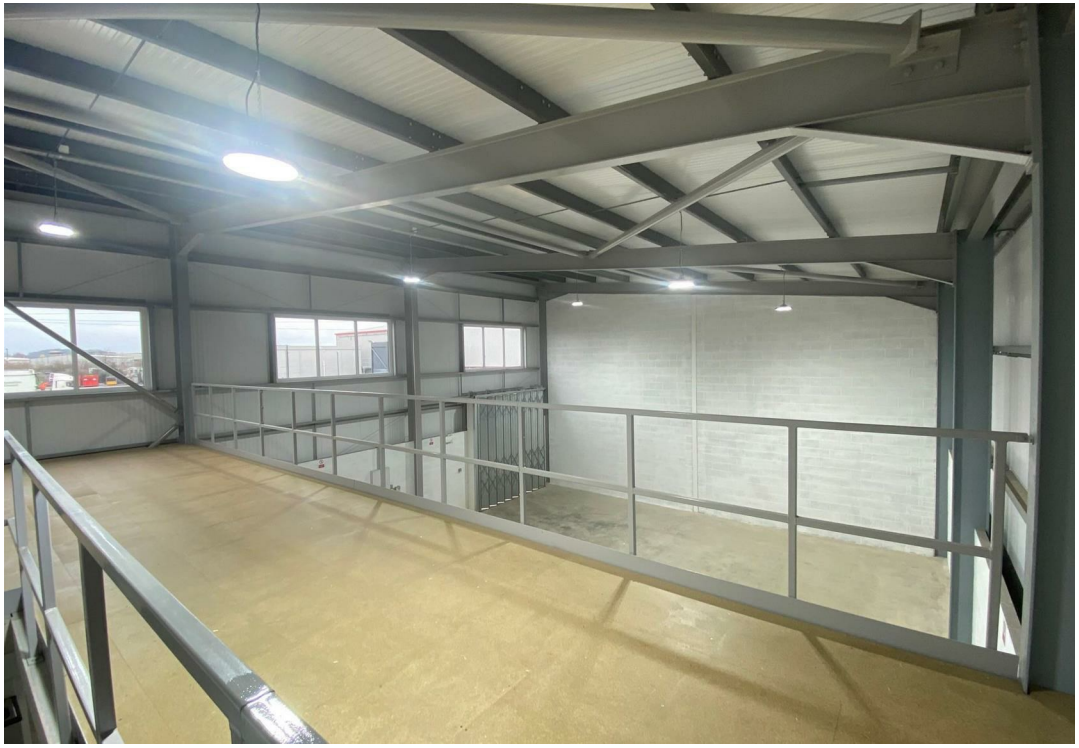
LEASE TERMS
The property is available to let on lease for a term of years to be agreed. Rent £19,900 per annum. The building is elected for VAT and therefore VAT is chargeable on the rent. In addition the tenants will be responsible for the apportioned building insurance.

There is a service charge applicable to the Private Road and common areas of the Industrial Estate and currently this is assessed at £250 per quarter.

VIEWING
Strictly by appointment with the selling agents.


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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

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